



Valley Center Community Plan Update Goals and Policies Subcommittee Meeting

January 29, 2020

GROUP EXERCISE WORKSHEET: Please turn in this worksheet to the project team prior to leaving the meeting. Thank you for your feedback!

1 Land Use and Housing (Where we live, work and play)

What makes up the rural character of Valley Center?

Ag, low density

Where should new development go and what form should it take?

Large set back from street & other buildings
30ft height limit on all residential including multi-family
Ensure adequate parking for all development commercial
Industrial in flood plain area only (Bcs residential residential should not go in flood plain)

What housing types are most needed in Valley Center? Where would you like to see those types developed?

Only in the Village areas —
Some apartments, condos, townhouses but limited

• Private streets should have public facilities — SD, Wtr, SWR
Bcs! HOAs can't maintain the infrastructure adequately

OTHER COMMENTS:

create general utility easements for publically
maintained wtr, swr, storm drains. It is the
Gov's job to protect the ppl, it includes the infrastructure



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1 Land Use and Housing (Where we live, work and play)

What makes up the rural character of Valley Center?

Where should new development go and what form should it take?

What housing types are most needed in Valley Center? Where would you like to see those types developed?

Single Family homes

OTHER COMMENTS:



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1 Land Use and Housing (Where we live, work and play)

What makes up the rural character of Valley Center?

The rural character of Valley Center is built on the foundation of a balance of greenbelts and family dwellings. The village character is enhanced by a combination of old world commercial and mix use done in an esthetic manner. Schools, family housing, community parks, trails, farming. A balance of old & new. It is 2020 after all.

Where should new development go and what form should it take?

Place it along more commercial thoroughfares like Valley Center Road. Connect the Cessna drive to Escudado along VC Road and place housing from low to mid size sensibly done.

What housing types are most needed in Valley Center? Where would you like to see those types developed?

Sensible low to mid size houses.

OTHER COMMENTS:



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1 Land Use and Housing (Where we live, work and play)

What makes up the rural character of Valley Center?

1. STAY WITHIN DESIGN GUIDELINES
2. SCALE - Commercial Buildings MUST BE SCALED FOR VC - NO BIG BOXES. + AROUND
3. KEEP DENSITY WITHIN VILLAGES
4. MAKE IT LOOK LIKE DEVELOPED OVER TIME.

Where should new development go and what form should it take?

1. KEEP IN VILLAGES + AROUND DENSITIES AROUND VILLAGES
2. LIMIT SIZE OF COMMERCIAL BUILDINGS TO A "RURAL" CHARACTER

What housing types are most needed in Valley Center? Where would you like to see those types developed?

- MULTI-FAMILY
- AFFORDABLE HOUSING
- ELDERLY HOUSING
- MAKE ALL DEVELOPMENTS LOOK AS IF DEVELOPED OVER TIME.

OTHER COMMENTS:-

- REQUEST VCCPG TO REVIEW PROJECT SCOPING LETTER AND TRAFFIC STUDIES BEFORE PROJECT APPROVAL.

NO MORE GAS STATIONS ON LIQUOR STOPS.

Jon Vick 260.251.0250



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1 Land Use and Housing (Where we live, work and play)

What makes up the rural character of Valley Center?

Fields, Mts, being in the valley. Love seeing all the horse properties.
Western theme architecture. Low density housing.
(Hanna/alpaca)

Where should new development go and what form should it take?

Along VC Road for business/commercial

What housing types are most needed in Valley Center? Where would you like to see those types developed?

Single family - detached
(Not detached Condos)

OTHER COMMENTS:



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2 Mobility (Getting around)

What would improve circulation in Valley Center?

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

A separate lane for golf carts, bikes and some motorized vehicles (not cars)

How can roads be designed to respect the character of Valley Center?

OTHER COMMENTS:



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2 Mobility (Getting around)

What would improve circulation in Valley Center?

1. KEEP TRAFFIC MOVING ON VC ROAD - REPLACE TRAFFIC LIGHTS WITH ROUNDABOUTS.
2. ADD LANDSCAPED MEDIAN IN S. VILLAGE FROM WOODS VALLEY + NORTH TO MENTAL DE VALLE.

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

1. KEEP TRAFFIC MOVING - NO STOP + GO
2. ADD PARALLEL ROAD TO VC ROAD IN S. VILLAGE
3. EXTEND MENTAL DE VALLE TO CONNECT TO ESCONCIDO
4. ADD NON-MOTORIZED TRAILS ALONG MAJOR MOBILITY ROADS.

How can roads be designed to respect the character of Valley Center?

1. KEEP ROADS NARROW w/ EDGE LANDSCAPING
2. ADD BIKE LANES TO ALL MAJOR ROADS.
3. INSTALL ROUNDABOUTS IN PLACE OF TRAFFIC LIGHTS
4. RETAIN OAKS + OTHER TREES THAT SHADE ROADWAYS

OTHER COMMENTS:

1. REQUIRE THAT VCCPG REVIEW TRAFFIC STUDIES PRIOR TO PROJECT APPROVAL.
2. PROHIBIT REMOVAL OF EXISTING LANDSCAPED MEDIANS.
3. ADD EVACUATION ROUTES OUT OF VC.
4. USE RUBBERIZED ASPHALT FOR PAVING TO REDUCE NOISE.

Jon Fick 760.751.0250



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2 Mobility (Getting around)

What would improve circulation in Valley Center?

Housing along the commercial roads so it cuts down on commuters - like along Valley Center Rd

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

Bike lanes to reduce community. Walkways

How can roads be designed to respect the character of Valley Center?

Have a look at Rando Santa Fe. Woodchips and hard dirt trails.

OTHER COMMENTS:



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2 Mobility (Getting around)

What would improve circulation in Valley Center?

Roundabouts

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

Roundabouts

How can roads be designed to respect the character of Valley Center?

OTHER COMMENTS:



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3

Conservation and Open Space (The community's natural environment and parks)

What natural features and open spaces do you value most in Valley Center?

I like open space that is away from commercial roads, however it makes sense to place parks & rec, soccer fields, polo fields along V.C. Road

What types of natural habitat impacts in Valley Center are most concerning to you? How can development be designed to protect these natural habitats?

Properties that do not impact wildlife or habitats should be allowed to develop. (EIR reports do not flag impact).

What types of park and recreation amenities are most needed in Valley Center?

Soccer fields & parks along V.C. Road

OTHER COMMENTS:



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4 Noise and Safety (Keeping our community peaceful and safe)

What do we need to keep Valley Center peaceful and safe?

Clear path for evacuation -
connect Rds for evac, even if only for evac
& maintain them

Are there any areas of Valley Center where noise is particularly an issue/intrusive?

Traffic noise from Cale Grade Rd & VCRd

What services and facilities are needed to protect Valley Center?

Fire service down private roads
public/district water line in private
roads for Fire service

OTHER COMMENTS:

underground electric lines & other utilities
for fire safety & vehicle safety - remove poles
in R/W



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4 Noise and Safety (Keeping our community peaceful and safe)

What do we need to keep Valley Center peaceful and safe?

Cluster developments. Allow 0.5 - 1 acre lots for low to mid size houses. ~~Party~~ Cater to some of the younger professionals.

Are there any areas of Valley Center where noise is particularly an issue/intrusive?

Since there is already a lot of road noise on V.C. Road from Casino travel, build two!

What services and facilities are needed to protect Valley Center?

Cluster the density and expand the diameter of development beyond a 5 mile radius outside of the village

OTHER COMMENTS:

Build housing along the busier roads, not inland.



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COMMENT CARD: Using the space provided below, please write any general comments, suggestions, concerns or ideas you may have regarding this project and hand these in to a member of the project team. Thank you!

- We need more affordable housing, smaller housing or smaller tracts, so to allow O.S. to locate clustering on SR 2 and SR 4, ~~close~~ close to the village
- We need more playing fields, soccer, polo, etc.
- We need more local sustainable energy - solar wind
- Develop houses along the road on U.C. Road from Camino to village - sensible low to mid-size houses
- Farm workers can't afford to live here anymore
- Need a local supermarket
- More housing for the work force, less traffic, less CO₂

COMMENTS: To submit additional comments and sign-up for email updates, please contact us at the following:

Email Address: pds.communityplanupdates@sdcounty.ca.gov

Phone Number: (858) 505-6677

Project Website: <https://www.sandiegocounty.gov/pds/CommunityGroups/vccpu/>